

Reli Settlement Solutions, LLC
3595 Grandview Parkway, Suite 600
Birmingham, Alabama 35243

BHM140055

Send tax notice to:
Stephanie Hallford
10 Oakland Avenue
Wilsonville, AL 35186

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #645
Birmingham, Alabama 35243

STATE OF ALABAMA
Shelby COUNTY

WARRANTY DEED


20140306000062450 1/3 \$23.00
Shelby Cnty Judge of Probate, AL
03/06/2014 03:44:54 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ninety Thousand and 00/100 Dollars (\$90,000.00) in hand paid to the undersigned, **Holly J. Blackerby Mitchell, Personal Representative of the Estate of Frances T. Blackerby Probate Case No. PR-2012-000279** (hereinafter referred to as "Grantor"), by **Stephanie Hallford** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot No. 16 according to Central Hills Subdivision in the Town of Wilsonville, Alabama, as shown by map recorded in Map Book 4, Page 44 in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2014 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND
CONDITIONS OF RECORD.

\$87,300.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF
A MORTGAGE LOAN.

The Grantor does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that he/she has a good right to sell and convey the same as aforesaid; and that heshe will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

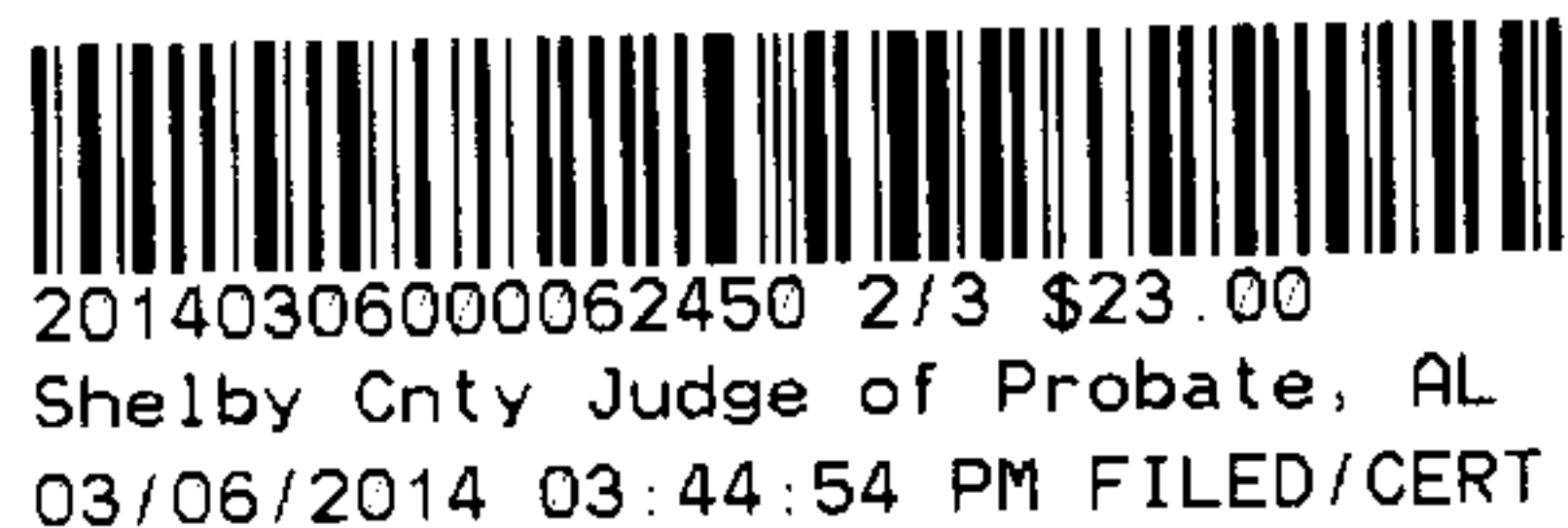
TO HAVE AND TO HOLD to Grantee, her/his heirs, executors, administrators
and assigns forever.

Shelby County, AL 03/06/2014
State of Alabama
Deed Tax:\$3.00

24 IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this, the
day of February, 2014.

Holly J. Blackerby Mitchell, Personal
Representative of the Estate of Frances T.
Blackerby Probate Case No. PR-2012-
000279

By Holly Blackerby Mitchell



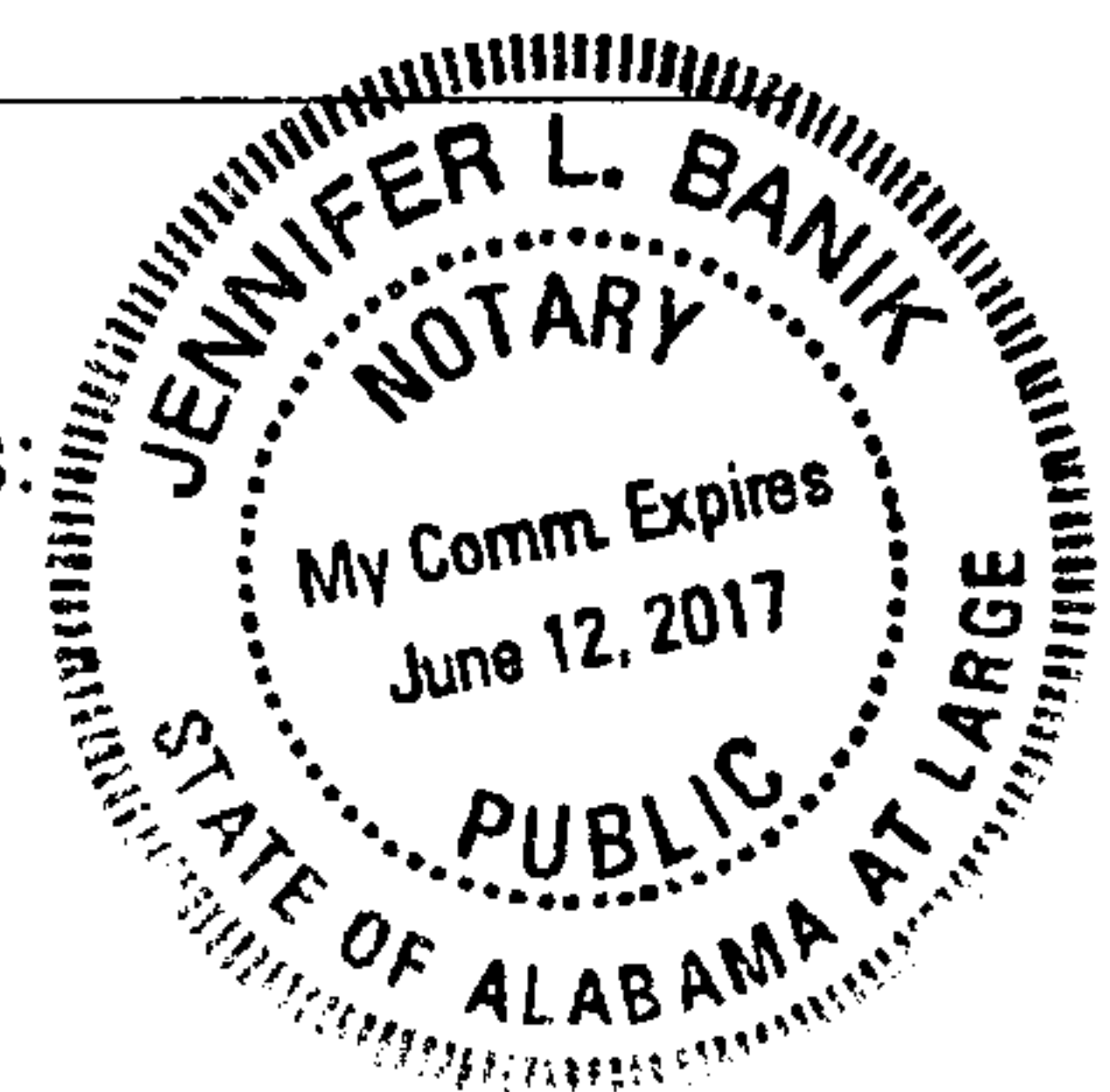
STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Holly J. Blackerby Mitchell, Personal Representative of the Estate of Frances T. Blackerby Probate Case No. PR-2012-000279, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she executed the same voluntarily and in her capacity as Personal Representative of the Estate of Frances T. Blackerby, on the day the same bears date.

Given under my hand and official seal this, the 24 day of February, 2014.

(Notary Seal)

Jennifer L. Banik
Notary Public
Print Name:
Commission Expires:



Real Estate Sales Validation Form

This document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name: Holly J. Blackerby Mitchell,
Personal Representative of the Estate of Frances
T. Blackerby

Mailing Address: 5383 Summerset Cir

Bessemer, AL 35022



20140306000062450 3/3 \$23.00
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Grantee's Name: Stephanie Hallford

Mailing Address: 10 Oakland Avenue

Wilsonville, AL 35186

Property Address: 10 Oakland Avenue
Wilsonville, AL 35186

Date of Sale: 2/24/2014
Total Purchase Price \$90,000.00

Actual Value: \$_____

Assessor's Market Value: \$_____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (**check one**) (Recordation of documentary evidence is not required)

- ☐ Bill of Sale
☐ Sales Contract
☒ Closing Statement

☐ Appraisal
☐ other: _____

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

BAM1400055

INSTRUCTIONS

Grantor's name and mailing address: provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address: provide the name of the person or persons to whom interest to property is being conveyed.

Property address: the physical address of the property being conveyed, if available.

Date of Sale: the date on which interest to the property was conveyed.

Total purchase price: the total amount paid for the purchase of the property, both real and personal being conveyed by the instrument offered for record.

Actual value: if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date: 2/24/2014

Print: Jennifer Banik

☐ Unattested

(verified by)

Sign

(Grantor / Grantee / Owner / Agent) Circle One

Form RT-1